006.0	0003	0001.A	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,598,900	/	1,598,900
USE VALUE:	1,598,900	/	1,598,900
ASSESSED:	1,598,900	/	1,598,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
192	-200	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PASCIUTO FRANK/FERMINA
Owner 2:	TRUSTEES THE MALAK TRUST
Owner 3:	
Street 1:	455 MASSACHUSETTS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PASCIUTO FAMILY SERIES LLC -
Owner 2:	-
Street 1:	14 VIKING RD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .204 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 8197 Square Feet, with 6 Units, 0 Bath, 0 3/4 Bath, 5 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	8869.000	750,700		848,200	1,598,900
Total Card	0.204	750,700		848,200	1,598,900
Total Parcel	0.204	750,700		848,200	1,598,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 195.06 | /Parcel: 195.06

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 5381

GIS Ref

GIS Ref

Insp Date 03/18/09

!570!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0003-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	750,700	0	8,869.	848,200	1,598,900		Year end	12/23/2021
2021	325	FV	750,700	0	8,869.	833,700	1,584,400		Year End Roll	12/10/2020
2020	325	FV	750,600	0	8,869.	819,200	1,569,800	1,569,800	Year End Roll	12/18/2019
2019	325	FV	714,100	0	8,869.	771,100	1,485,200	1,485,200	Year End Roll	1/3/2019
2018	325	FV	714,100	0	8,869.	674,700	1,388,800	1,388,800	Year End Roll	12/20/2017
2017	325	FV	714,100	0	8,869.	530,100	1,244,200	1,244,200	Year End Roll	1/3/2017
2016	325	FV	714,100	0	8,869.	530,100	1,244,200	1,244,200	Year End	1/4/2016
2015	325	FV	637,200	0	8,869.	481,900	1,119,100	1,119,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:41:59

LAST REV

Date	Time
03/25/21	11:11:13

mmcmakin

570

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PASCIUTO FAMILY	1376-27		10/21/2009	Family	10	No	No		
PASCIUTO GIOVAN	1342-59		8/7/2007	Family	10	No	No		
A	773-191		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	5381
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2014	943	Sign	750		8/4/2014			Sign permit.
2/11/2010	103	Inter Fi	83,000					RESTAURANT RETROFI
12/22/2009	1268	Inter-De	3,500					
11/1/2001	884	Alterati	160,000	C				EXTEND REST.-REMOD
9/17/2001	660	Alterati	3,600	C				DEMO INTERIOR
10/15/1998	718	Manual	18,000					REROOF
12/5/1997	24	Manual	1,500					SIGN
8/4/1995	459	Manual	1,000					SIGN
12/8/1992	635	Manual	500					SIGN
9/28/1992	480		650					REMODEL STORE

ACTIVITY INFORMATION

Date	Result	By	Name
3/22/2021	I & E Mailed	MM	Mary M
3/18/2009	Meas/Inspect	201	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		8869		Sq. Ft.	Site		0	44.	2.17	CG									848,158						848,200	

Total AC/HA:	0.20360	Total SF/SM:	8869	Parcel LUC:	325	Store	Prime NB Desc	COMM GD	Total:	848,158	Spl Credit		Total:	848,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	6	Total:	6
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	5	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	0.92199588
Const Adj.:	1.03170371
Adj $ / SQ:	95.123
Other Features:	25000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1042603
Depreciation:	291929
Depreciated Total:	750674

COMMENTS

LITTLE Q HOT POT, SZECHUAN HOUSE, JOHN DOES HAIR, FASHION CAKE BOUTIQUE.
NEEDS INSP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	5

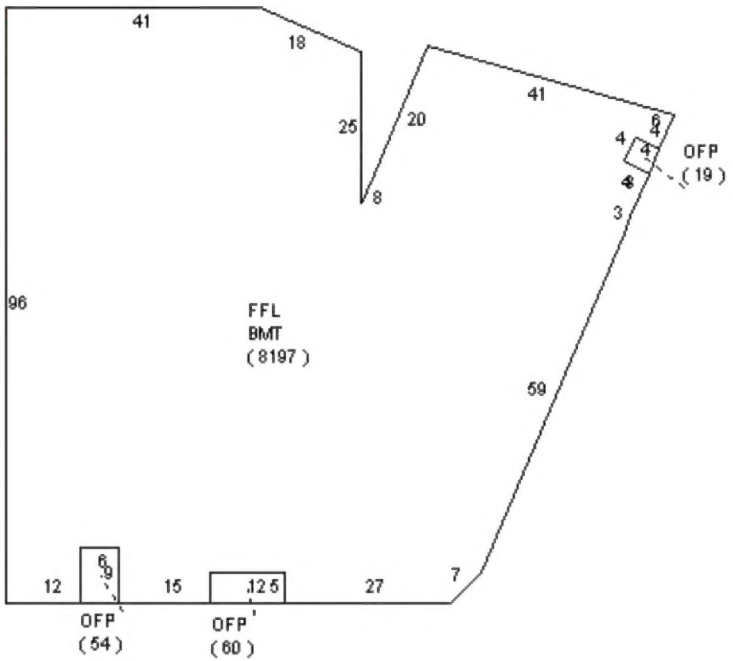
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	8,197	28.540	233,916
FFL	First Floor	8,197	95.120	779,720
OFP	Open Porch	133	29.820	3,966

Net Sketched Area:	16,527	Total:	1,017,602
Size Ad	8197	Gross Area	16527	FinArea	8197
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RST	35	A	2

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	95.12
Special Features:	0	Val/Su Net:	45.42
Final Total:	750700	Val/Su SzAd	91.58

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

006.0-0003-0001.A

IMAGE

AssessPro Patriot Properties, Inc